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5.8 LAND USE

This section presents an evaluation of the Salton Sea Unit 6 (SSU6) Project consistency with local plans, regulations, and land use of surrounding projects. The land use project study area includes land within 1 mile of the project site and within a 0.5-mile-wide corridor (0.25 miles to either side) along the associated linear routes (i.e., transmission lines, injection and production pipelines). Tables and figures are found at the end of this section.

There are several relevant plans, policies, goals, and ordinances adopted by the local jurisdictions to guide development within the project area. The General Plan is the broadest planning document in scope and defines large-scale planned development patterns over a relatively long timeframe. Zoning ordinances are the primary methods for achieving the objectives of the General Plan and provide detailed specifications for permitted development (e.g., specific uses, density, lot size, height, setback, etc.). Additionally, local jurisdictions have developed other development regulations, including grading ordinances, subdivision ordinances, and building codes.

5.8.1 Affected Environment

The project site, along with major jurisdictional boundaries, is shown on Figures 5.8-1A and 5.8-1B. Governmental jurisdictions within the potentially affected land use environment include Imperial County and Bureau of Land Management (BLM). The Sonny Bono Salton Sea National Wildlife Refuge (Refuge) is in and adjacent to the southern portion of the Salton Sea, north of the proposed power plant site. Production Well Pads OB1 and OB2 are also north of the power plant site. The lands on which these well pads are located are owned by the IID, while Magma Land Company I, an affiliate of the Applicant, owns the mineral rights to these lands and, therefore, possesses the right to develop and use the surface for the purpose of extracting geothermal resource. The Refuge is located on land it owns or manages through surface leases from the IID.

5.8.1.1 Plant Site

5.8.1.1.1 Regional Setting

The SSU6 plant site is in Imperial County, approximately 1,000 feet southeast of the Salton Sea and east of Obsidian Butte. The town of Calpatria is approximately 6 miles southeast of the project site, the town of Niland is approximately 7.5 miles northeast, and the community of Westmorland is approximately 10 miles south. The United States/Mexico border is approximately 35 miles south.

Imperial County and the BLM are the governmental entities with jurisdiction within the project study area. Approximately 588,0000 acres (20 percent) of the total 2,942,080 acres of Imperial County is dedicated to irrigated agriculture (Imperial County 1996). The United States Geological Survey (USGS) has designated nine Known Geothermal Resource Areas (KGRA) within Imperial County. A KGRA is defined as:

> An area in which the geology, nearby discoveries, competitive interests, or other indicia would, in the opinion of the Secretary of Interior, engender a belief in those who are experienced in the subject matter that the prospects for extraction of geothermal stream or associated geothermal resources are good enough to warrant expenditures of money for that purpose (30 USC 1001).

Table 5.8-1 lists the nine KGRAs identified throughout the County. The project area is within the Salton Sea KGRA, which is the largest KGRA in the County. The Geothermal and Transmission Element was adopted by the Imperial County Board of Supervisors in 1977 but has been amended and updated; the last update occurred sometime after 1998. Consistent with state law, the Geothermal and Transmission Element has been incorporated into the County's General Plan. California Government Code, Section 65303. The purpose of the Geothermal and Transmission Element is to "provide a comprehensive document that contains the latest knowledge about the resource, workable development technology legal requirements, policy (county, state, and federal), and implementation measures." The project area is within the area designated for exploration and development of geothermal resources by the County's Geothermal Element.

The County regulates the use of land for geothermal purposes through zoning and local land use permits. To facilitate and manage geothermal resources, County zoning codes provide an overlay zone designation of "G", the Geothermal Overlay Zone (GOZ), to indicate that geothermal production is conditionally permitted through a Conditional Use Permit (CUP) within that general zone. Approximately 147,444 acres, or 5 percent, of the total Imperial County acreage is within the GOZ. Figure 5.8-2 depicts the GOZ regionally, with the plant site shown within the area.

Land uses in the region include a mixture of agriculture, open space/recreational, industrial and manufacturing.

5.8.1.1.2 Project Setting and Vicinity

The following figures depict information for the plant site and ancillary facilities: (1) Figure 5.8-1A and 5.8-1B, Jurisdictional Boundaries, (2) Figures 5.8-3A through 5.8-3E, Existing Land Uses and Sensitive Receptors, (3) Figure 5.8-4, General Plan Designations, and (4) Figure 5.8-5, Zoning. Existing land use and zoning information is provided 1 mile from each side of the Plant Site and 0.25 miles from the linear facilities. Additionally, Figure 3.3-1A in Section 3.0, depicts the general site arrangement for the Plant Site, and shows the parking and construction laydown areas. Table 5.8-2 lists the zoning information for 1 mile from the Plant Site and 0.25 miles from each side of the linear facilities.

The SSU6 plant would be located within the block bounded by McKendry Road on the north, Boyle Road on the east, Severe Road on the west, and Peterson Road on the south. The project site is approximately 7 miles west of State Highway 111 and 10 miles north of State Highway 86. The proposed SSU6 site is in Township 11S, Range 13E; Section 33: SW/4 on the Obsidian Butte USGS Quadrangle Map. The plant will be constructed on 80 acres of a 160-acre parcel (Assessor's Parcel Number [APN] 020-110-08) and is referred to herein as the Plant Site. The legal description of the Plant Site is provided in Appendix R. The site is bordered on the west by Severe Road, agriculture fields to the south, Boyle Road to the east, and McKendry Road to the north. Primary access to the site would be either from Highway 86 and Bannister Road, or Sinclair Road from Highway 111.

Existing land uses within 1 mile of the project site include agriculture, open space, industrial and residential. The plant site is within the jurisdiction of Imperial County. The Imperial County General Plan land use designation for the project site is agriculture; however, the site is designated for geothermal exploration and development in the Geothermal Element. The site is zoned as

Heavy Agriculture, Geothermal Overlay Zone[1] (A-3-G). Geothermal projects, energy generation facilities, and temporary construction yard/office are permitted uses in the A-3-G zone with a CUP (Imperial County Land Use Ordinance, Title 9, Division 5, § 90509.02). For geothermal projects CUPs are also referred to as "geothermal permits" (Imperial County, 1996). In this case, however, the project is subject to the jurisdiction of the CEC; no local permit would be required.

In addition to the plant site, material and equipment staging areas would be required during the construction period. Staging areas would serve as base stations for employees, field office locations, laydown areas, and storage of materials, equipment, and vehicles. An area of approximately 20 acres immediately adjacent and east of the plant site would be devoted to equipment and materials laydown, storage, construction equipment parking, small fabrication areas, and office trailers. Construction parking would also be located immediately adjacent and south of the plant site. This parking area is approximately 4 acres.

The site is immediately adjacent to agriculture and open space/recreation uses. Land uses near the project site include:

- North: Immediately north of the project site is open space/recreational (i.e., the Refuge) and a small parking area where Production Well Pad OB2 would be placed. Additionally, a residence and office associated with the Refuge is approximately 4,000 feet northeast of the project site. North of the open space/recreational area is the Salton Sea,
- East: Agricultural land.
- South: Agricultural land.
- West: Recreation/open space.

The General Plan designations for these areas are Agriculture and Recreation/Open Space and zoning designations for these areas are Open Space/Recreational (S-1-G) north and west of the site; Heavy Agriculture (A-3-G) east, south, and west; and, all are within the Geothermal Overlay Zone. The zoning designation S-1-G is for areas recognized for unique Open Space and Recreational character. The purpose of the A-3-G zone is to identify areas, typically 40 acres or larger, that are suitable for agricultural use. The General Plan designation of most of the land around the plant site is Agriculture and Geothermal. The Agriculture land use category is intended to preserve lands for agricultural production and related industries. The General Plan states that where this designation is applied, agriculture shall be promoted as the principal and dominant use to which all other uses shall be subordinate. However, the Plan also concludes that land can be removed from the Agriculture category for geothermal purposes, see Section 5.8.5.3. A portion of the land within 1 mile of the plant site is within the Recreation/Open Space land use designation. The Recreation/Open Space category includes lands for the preservation of natural resources; areas for the recharge of groundwater basins; river and lakes that are important as wildlife habitat and for the enjoyment of recreational sport fishing; areas for the conservation and managed production of mineral resources; and areas for the preservation of outstanding scenic, historic and cultural value.

[1] The Imperial County Land Use Ordinance (§ 91701.09) includes the Geothermal Overlay (G) Zone, which permits by right, minor geothermal wells; and, by Conditional Use Permit, allows major and intermediate geothermal projects, geothermal test facilities, and major geothermal exploratory wells. (Imperial County General Plan, Geothermal Transmission Element)

There are agricultural lands/farmlands within the study area. However, the agricultural fields that would be used for the SSU6 plant site are not under a Williamson Act contract. Section 5.3 provides an assessment of SSU6 effects on soil and agricultural resources in the project area.

5.8.1.2 Transmission Lines

Two transmission lines are proposed for the SSU6 Project, as described below. The project transmission lines would be constructed, owned, and operated by IID and new transmission poles would necessary. The new steel poles would be 125 feet high. The lines would be placed within existing IID or roadway rights-of-way (ROW), to the extent possible.

5.8.1.2.1 L-Line Interconnection

The proposed 16-mile L-Line Interconnection is a double-circuit 161-kilovolt (kV) (230-kV capacity) steel pole transmission line that would require approximately 85 new steel transmission poles, with a span of approximately 1,000 feet between poles. Existing land uses within 0.5 miles of the L-Line route includes agricultural, residential, Highway 86, and open space BLM land. Sensitive receptors within 0.5 miles along the transmission line routes include open space/recreational and residences. The L-Line would be within Imperial County and BLM jurisdiction. Most of the land use designation along this transmission line is Agriculture and Geothermal and Special Purpose Facility within a portion of the BLM lands (see Figure 5.8-4). Additionally, zoning is depicted on Figure 5.8-5.

Development on BLM land in this region must meet requirements stipulated in the BLM's California Desert Conservation Area (CDCA) Plan (1999). The goal of the CDCA Plan is to provide for the use of the public lands, and resources of the CDCA, including economic, educational, scientific, and recreational uses, in a manner that enhances whenever possible – and that does not diminish, on balance – the environmental, cultural, and aesthetic values of the desert and its productivity. The transmission line route would cross an area identified in the CDCA as Multiple-Use Class M (Moderate Use). Class M is based on a controlled balance between higher intensity use and protection of public lands. This Class provides for a wide variety of present and future uses such as mining, livestock grazing, recreation, energy, and utility development. Class M management is also designed to conserve desert resources and to mitigate damage to those resources that permitted uses may cause. New transmission line facilities are allowed in Class M areas, only within designated corridors or, if not within a designated corridor, then with a CDCA Plan Amendment. The portion of the L-Line that runs through BLM land would not be located within a designated corridor.

5.8.1.2.2 IID Midway Interconnection

The IID Midway Interconnection is a single-circuit 161 kV (230 kV capacity) transmission line that would be constructed, owned, and operated by the IID. The 15-mile line would include placement of approximately 79 new steel transmission poles, with a span of approximately 1,000 feet between poles. The entire IID Midway Interconnection is within the jurisdiction of Imperial County.

Existing land uses within 0.5 miles of the IID Midway Interconnection include agricultural, industrial, residential and open space. Sensitive receptors within 0.5 miles along the transmission line routes include open space/recreational and residences. Most of the land use

designation along this transmission line is Agriculture, with Special Purpose Facility where the Calipatria Prison is located. Additionally, zoning is depicted on Figure 5.8-5.

5.8.1.3 Well Pads

The SSU6 Project has 10 proposed production wells on five new well pads, and seven proposed brine injection wells on three well pads, all separate from the plant facility (See Figure 5.8-1B). A condensate injection well and brine pond injection well would be located on the plant site. Each production well would produce a mixture of steam vapor, noncondensible gas, and brine. The production well pads, noted as OB1 through OB5 on Figure 5.8-3A, would be located near the plant. Except for one production well pad (OB3), all well pads are adjacent to existing roads. The pad not adjacent to existing roads would require construction of a permanent access road. The length, width, and material for this road are described in more detail in Section 5.5.

After the heat from the geothermal fluid is extracted and used in the steam turbine generator, the spent brine would be stabilized and reinjected into the reservoir via seven injection wells. These injection wells would be located on three new well pads, noted as OBI-1 through OBI-3, and are shown on Figure 5.8-3A.

Existing land uses within 0.5 miles of the eight proposed well pad locations include agricultural, open space/recreational, and industrial. The open space area is the only sensitive receptor within 0.5 miles of the well pads. Imperial County land use designations for Production Well Pads OB2 and OB3 is Recreation/Open Space, while all other well pads are designated for Agriculture. Well pads OB1 through OB3 are zoned within Open Space/GOZ (S-1-G), well pads OB4, OB5, OBI-2 and OBI-3 are zoned for Heavy Agriculture/GOZ (A-3-G), and well pad OBI-1 is zoned for Medium Industrial/GOZ (M-2-G) (see Figure 5.8-5).

5.8.1.4 Production and Injection Pipelines

Each proposed production well would have a dedicated above ground cement-lined carbon steel pipeline to the central brine handling facility at the plant site. These five proposed production well pipelines are between each production well pad and the plant site (see Figure 5.8-3A).

Construction staging and lay-down areas for production and injection pipelines would be within the proposed ROW and at the proposed plant site staging area (See Figure 5.8-1B). The existing land uses within 0.5 miles of the production and injection well pipelines include agricultural, open space/recreational, and industrial. The open space area is the only sensitive receptor within 0.5 miles of the pipelines. Land use designations and zoning for the pipelines are similar to the associated well pads, described above. Please refer to Figures 5.8-4 and 5.8-5 for land use designations and zoning, respectively.

5.8.1.5 Water Supply Pipeline

Supplemental water for process and domestic uses at the facility is required, as more fully discussed in Section 5.4.1.1. As described in Section 3.0, the project's water demand is greatly reduced by design features that allow the reuse of condensate for process water. An approximate 500-foot buried, 10-inch carbon steel water supply line is required to connect to the service water

pond within the plant facility. Water will be piped in directly from the existing Vail 4A laterals (gate 460), on the east side of Boyle Road, adjacent to the berm on the southeastern edge of the facility. A 25-foot ROW would be required for construction, and lay down would occur at the plant site construction lay-down area.

The existing land uses within 0.5 miles of water line include agricultural areas. No sensitive receptors occur within 0.5 miles of the line (see Figure 5.8-3A). Existing General Plan Designations are shown on Figure 5.8-4 and zoning designations are described in Table 5.8-3 and shown on Figure 5.8-5.

5.8.1.6 Summary of Recent Actions of the BLM and Planning Department of Imperial County

The project site and ancillary facilities are not within incorporated cities; therefore, Imperial County and the BLM were the only jurisdictions with applicable zoning and planning trends in the project study area.

Imperial County adopted the Imperial County General Plan in 1993 (updated in 1998) and the Land Use Ordinance in 1999. Based on a review of the County's zoning actions since 1998, there have been no major zone changes in the project area. In general, the zoning and land use trends within the County have been subdivisions and annexation of land. The zoning trends in the County have not been dramatic, because of the remote location and nonurbanized setting.

The BLM amended the CDCA Plan in March 1999. The planning actions within BLM land include approving ROW Grants, CDCA Plan Amendments, and various use permits. There have been no discretionary actions within the proposed BLM route within the past 18 months (Self, 2002). The discretionary approval activity in the project area within the CDCA has not been dramatic due, in part, to the remote location.

A list of discretionary reviews performed within the past 18 months for Imperial County is included in Table 5.8-3.

5.8.2 Environmental Consequences

The following sections discuss the effects of project construction and operation on the land use and land use resources of the project study area. The relevant criteria are identified in Appendix G of the California Environmental Quality Act (CEQA) Guidelines.

Appendix G identifies the following criteria:

a) Will the project physically divide an established community.

b) Conflict with any applicable land use plan, policy or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigation of an environmental effect.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan.

Other issues that are related to land use are addressed in Sections 5.1, 5.10, and 5.12.

Potential environmental consequences were analyzed for the study area within 1 mile of the plant site and all lands within a 0.5-mile-wide corridor centered on the linear facilities (i.e., 0.25 miles

on either side of the centerline). Potential land use impacts relate to both the construction and operation of the SSU6 and ancillary facilities. Temporary and permanent acreage impacts for the project components are listed in Table 3.2-2.

5.8.2.1 Plant Facility

5.8.2.1.1 Construction-Related Impacts

As described in Section 3.0, the SSU6 power plant will include a Resource Production Facility (RPF) and Power Generation Facility (PGF). The RPF includes all brine handling facilities from the production wells, through the crystallizer/clarifier system, to the injection wellheads. It also includes a solids handling facility for brine solids processing, brine ponds, and steam polishing equipment designed to provide turbine-quality steam to the PGF. The PGF includes the condensing turbine/generator set, gas removal and abatement systems, and the heat rejection system. The PGF also would include a 161 kV switchyard and several power distribution centers. Common facilities include a control building, water storage pond, and other ancillary facilities. Worker parking and construction laydown areas are adjacent to the plant site to the east and south, respectively.

Construction activities would include all work on the plant site, installation and connection of offsite utilities, pipelines and transmission lines, switchyard, and plant startup. Sequential activities for onsite and offsite work include site preparation; foundation construction; erection of major equipment and structures; installation of piping, electrical systems, and control systems; and startup/testing.

Construction activities would potentially affect local roadways, increasing traffic along the access route to existing uses within the area. Construction activities will also increase the likelihood of additional noise, dust, and emissions from grading equipment and other construction vehicles. Additional information on these issues is provided in Sections 5.1 and 5.11.

Earthwork is required to establish the final grade for the plant site. The site is currently used for agriculture. Site preparation would include clearing of the area, removal of vegetation, and soil compacting, if necessary. Approximately 80 acres of land would be used to accommodate the plant facilities (i.e., the plant site).

A residence northeast of the project site (see Figure 5.8-3A) and people using adjacent open space/recreational areas associated with the Salton Sea and the Refuge north and west of the SSU6 site may experience short-term impacts associated with facility construction, including visual disruption, dust, increased traffic, and vehicle emissions because of project equipment and vehicles using surrounding roadways. The Applicant will comply with applicable construction noise standards, refer to Section 5.11. Temporary construction yard and offices are permitted in the A-3-G zone as long as requirements of the Imperial County Land Use Ordinance, Title 9, Division 2, Chapter 3 are met; refer to Land Use-1 in Section 5.8.4. The Imperial County Land Use Ordinance, Title 9, Division 1, Chapter 6, Section 90106.00 requires a written permit for construction below the minus 220 foot contour along any portion of the Salton Sea. The proposed power plant site is 228 feet below sea level with an 8-foot berm surrounding the 80-acre plant site, and has been designed to meet the encroachment permit requirements. The Land Use Ordinance, Title 9, Division 16, Chapter 4 requires a Development Permit for project construction within any area of special flood hazard. The proposed project would meet the Development Permit requirements before construction (refer to Land Use-1 in Section 5.8.4).

Overall, construction activities would result in short term land use impacts. However, because of compatibility with existing geothermal uses, location within the geothermal overlay zone, and the temporary construction period (approximately 18 months), land use impacts are considered less than significant.

5.8.2.1.2 Operations- and Maintenance-Related Impacts

The project involves the development of a geothermal power generation in an area zoned for geothermal uses. The plant site is designated for geothermal development and agricultural use by the County, and energy generation, transmission, and geothermal projects are conditionally permitted uses in the A-3-G zone. The proposed project would be designed for an operating life of at least 30 years. This represents further development of an area committed to geothermal and energy-related uses. The proposed use of the site is consistent with land use plans and compatible with adjacent uses as evidenced by the development pattern of existing geothermal sites in the area.

The project would not result in the physical division of an established community, because the project is in an isolated non-urban area. The siting of SSU6 in the proposed location is appropriate because the site is in between existing geothermal plants and within the geothermal overlay zone. Facility operations and maintenance are not expected to significantly affect surrounding land uses.

5.8.2.1.3 Abandonment/Closure

Planned permanent closure would be incorporated into the facility closure plan and evaluated at the end of the generating station's economic operation, refer to Section 3.9. No significant land use impacts related to abandonment on closure of the facility have currently been identified.

5.8.2.2 Transmission Lines

5.8.2.2.1 L-Line Interconnection

Construction-Related Impacts

The proposed L-Line Interconnection is a double-circuit, steel pole transmission line that would be installed over approximately 18 months to connect the plant switchyard to the existing IID L-Line. Construction activities and access to the transmission line route would occur within existing roadways and IID ROWs, to the extent practicable and undertaken to minimize interference with existing land uses in the transmission line corridor. Construction impacts resulting from installation of the poles along the transmission line route take into account the type of structures, access to the structures, and temporary construction area requirements. For additional information on the design and description of these structures, refer to Section 3.3.6.

Construction and installation of each steel pole structure requires approximately 1 acre for equipment operation. Conductor installation requires pulling and tension sites at 2-mile intervals and at large angles in alignment. Normally, these areas are approximately 1 acre (200 feet by 200 feet). Their location would be selected to minimize impacts to agriculture and environmentally sensitive areas.

Material and equipment staging areas would be required during the construction period. Staging areas would serve as base stations for employees, field office locations, laydown areas, and storage of materials, equipment and vehicles. Staging areas would require approximately 6 acres of land. These staging areas would be located on previously disturbed sites.

Residential land uses may experience short-term impacts associated with transmission line construction, including visual disruption, an increase in noise and dust, and an increase in traffic and vehicular emissions because of project equipment and vehicles using surrounding roadways. However, these potential impacts are anticipated to be short-term in nature during project construction and would not result in significant long-term impacts (see Sections 5.1, 5.10, 5.11, and 5.12).

Existing land uses along the either transmission line route consist primarily of agricultural land. Transmission lines, including support poles, are permitted uses within agricultural zones (Imperial County Land Use Ordinance) and are, therefore, a compatible use. If necessary, easements and encroachment permits would be obtained from the County of Imperial and Caltrans for transmission line construction. The BLM portion would require a BLM ROW Grant before constructing on BLM managed lands. Additionally, the Multiple-Use Class M (Moderate Use) Guidelines state that new electrical transmission facilities may be allowed only within designated corridors, otherwise a CDCA Plan Amendment is necessary (BLM, 1999). The BLM portion of the L-Line Interconnection would not be located within a designated corridor and would require a Plan Amendment, per Chapter 7 of the CDCA (1999).

In general, construction and/or operation of the transmission lines within agricultural areas along the proposed routes would not impair the economic viability of potential or existing agricultural production areas. Although land use impacts during the construction on/adjacent to agricultural land may result in the loss or temporary delay of crop production along the route, after completion of construction, the area along the route would be returned to agricultural use. Therefore, there would be no significant construction-related long-term land use impacts associated with the L-Line Interconnection.

Operations- and Maintenance-Related Impacts

Once the poles are installed, land would be restored to its original condition wherever possible. Operational impacts would be limited to the total area permanently affected by the poles (i.e., non-usable land following construction). Structures would be located to reduce conflicts with existing and future land uses. In irrigated agricultural areas, structures would be located adjacent to existing transmission structures to the extent possible or would be located at the edge of fields.

Access routes to the lines for maintenance would use existing roadways to the maximum extent. These routes would be maintained where required for operation and/or maintenance of transmission line poles.

There would be no significant long-term impacts to land use during normal transmission line operation because the line would run aboveground in an area where transmission lines are a permitted use.

5.8.2.2.2 IID Midway Interconnection

Construction-Related Impacts

A single-circuit, IID Midway Interconnection would be installed over an 18-month period to connect the plant switchyard to the IID's existing Midway Substation. Construction activities and access to the transmission line route would occur within existing roadways and IID ROWs, to the extent practicable and undertaken to minimize interference with existing land uses in the transmission line corridor. Construction impacts resulting from installation of the poles along the transmission line route take into account the type of structures, access to the structures, and temporary construction area requirements. For additional information on the design and description of these structures, refer to Section 3.3.6.

Construction and installation of each steel pole structure requires approximately 1 acre for equipment operation. Conductor installation requires pulling and tension sites at 2-mile intervals and at large angles in alignment. Normally, these areas are approximately 1 acre in size (200 feet by 200 feet). Their location would be selected to minimize impacts to agriculture and environmentally sensitive areas.

Material and equipment staging areas would be required during the construction period. Staging areas would serve as base stations for employees, field office locations, laydown areas, and storage of materials, equipment and vehicles. Staging areas would require approximately 6 acres of land. These staging areas would be located on previously disturbed sites.

The existing land uses along either transmission line route consist primarily of agriculture and open space. Residential land uses may experience short-term impacts associated with facility construction, including visual disruption, an increase in noise and dust, and an increase in traffic and vehicular emissions because of project equipment and vehicles using surrounding roadways. However, these potential impacts are anticipated to be short-term in nature during project construction and would not result in significant long-term impacts (see Sections 5.1, 5.10, 5.11, and 5.12).

Existing land uses along the transmission line route consists primarily of agricultural land. Transmission lines, including support poles, are permitted uses within agricultural zones (Imperial County Land Use Ordinance) and are therefore, a compatible use. If necessary, easements and encroachment permits would be obtained from the County of Imperial for transmission line construction (see Section 5.10).

In general, construction and/or operation of the transmission lines within agricultural areas along the proposed routes would not impair the economic viability of potential or existing agricultural production areas. Although land use impacts during the construction on/adjacent to agricultural land may result in the loss or temporary delay of crop production along the route, after completion of construction, the area along the route would be returned to agricultural use. Therefore, there would be no significant construction-related long-term land use impacts associated with the IID Midway Interconnection.

Operations- and Maintenance-Related Impacts

Once the poles are installed, land would be restored to its original condition wherever possible. Operational impacts would be limited to the total area permanently affected by the poles (i.e., non-usable land following construction). Structures would be located to reduce conflicts with existing and future land uses. In irrigated agricultural areas, structures would be located adjacent to existing transmission structures to the extent possible or would be located at the edge of fields.

Access routes to the lines for maintenance would use existing roadways to the maximum extent. These routes would be maintained where required for operation and/or maintenance of transmission line poles.

There would be no significant long-term impacts to land use during normal transmission line operation because the line would run aboveground in an area where transmission lines are a permitted use.

5.8.2.3 Well Pads

5.8.2.3.1 Construction-Related Impacts

Five production and three injection well pads would need to be constructed for the SSU6 project. Construction of the well pads would include site clearing and grading. Except for one production well pad (OB3), all well pads are adjacent to existing roads. The access road to the site for OB3, would be widened to 25 feet. Construction of three of the production well pads (OB1, OB2, and OB3) would be occur within an open space/recreational (S-1-G) zone. Well pads OB4, OB5, OBI-2, and OBI-3 would be constructed within an agricultural (A-3-G) zone and OBI-1 would be constructed in an industrial (M-2-G) zone. The construction of these well pads is a conditionally permitted use within the geothermal overlay zone. Consequently, there would be no land use impacts related to well pad construction.

5.8.2.3.2 Operations- and Maintenance-Related Impacts

Maintenance staff would perform a visual inspection and recording of local instrumentation of each well daily. Maintenance would be performed on titanium production wells approximately once every four years. This would involve placing equipment on the well head that would clean the well bore. This process would take approximately three days. Maintenance would be performed on injection wells approximately once every 18 to 24 months. This would involve placing equipment on the well head that would clean the well bore. This process would take approximately seven to eight days to complete. Additionally, a redrill of each injection well is planned every three years, which typically requires 10 days of work.

All operation and maintenance activities would occur within the well pad areas, and therefore, no land use impacts associated with the operation and maintenance of the proposed production and injection wells would occur.

5.8.2.4 Production and Injection Pipelines

5.8.2.4.1 Construction-Related Impacts

The SSU6 Project would include construction of pipelines from the production wells to the plant site and then to the injection wells. These pipes would be located above ground. Above ground pipeline construction generally requires clearing and grading during construction, which involves removal of brush and other obstructions from the ROW, flattening the ground surface, and preparing the surface for pipeline placement.

The only sensitive receptors that would potentially be affected by pipeline construction would be for pipelines associated with OB1, OB2, and OB3, located within the open space/recreational zone and adjacent to the Refuge. The other pipeline routes are within zones for agriculture and manufacturing uses. Impacts to agricultural land are discussed in Section 5.3, Agriculture and Soils. Temporary disturbances related to air quality, noise, and visual resources would affect adjacent land uses during construction of the pipelines. These impacts are not considered significant, because they would be localized, minor, and temporary.

5.8.2.4.2 Operations- and Maintenance-Related Impacts

The pipelines would traverse open space/recreational (sensitive receptor), agricultural, and manufacturing zones where geothermal uses are conditionally permitted by virtue of the geothermal overlay zone. During operation, the pipeline would not cause significant land use impacts or change the character of the area.

Widening of the access road and construction of the pipeline to Production Well Pad OB3 would result in permanent impacts to sensitive habitats, including open water, tamarisk scrub, and brackish water marsh. Less than 0.5 acres of these sensitive habitats would be permanently affected. However, proper mitigation at appropriate ratios would reduce all impacts to below a level of significance (see Section 5.5).

5.8.2.5 Water Line

5.8.2.5.1 Construction-Related Impacts

The water line would involve routing approximately 500 feet of the water supply line within the power plant site (See Figure 5.8-3A). A 25-foot ROW would be required for construction, and lay down would remain within the existing plant site footprint or construction lay-down area. No sensitive receptors occur within 0.5 miles of the water supply line. Temporary disturbances related to air quality, noise, and visual resources would affect adjacent land uses during construction of the pipelines. These impacts are not considered significant, because they would be localized, minor, and temporary.

5.8.2.5.2 Operations- and Maintenance-Related Impacts

Operation and maintenance activities including ROW inspection and infrequent pipeline repairs for the proposed water supply line would occur within the plant site footprint, and no land use impacts would occur.

5.8.3 Cumulative Impacts

Projects identified for consideration in the assessment include those that either (1) are greater than 30,000 square feet (0.7 acres), (2) have submitted an application for required approvals and permits, (3) have been previously approved and may be implemented in the near future, (4) are contemplated and reasonably anticipated, but have not been formally proposed, and (5) have potential overlap of construction and operation impacts with the SSU6 project. Projects of regional significance were also considered (see Section 5.17).

No significant cumulatively considerable impacts to land use would occur during construction, operation, and/or maintenance of the SSU6 Project. The project area is designated for development of geothermal production and geothermal electrical power production in the County's Geothermal and Transmission Element. Additionally, the project area is zoned for agricultural uses, but geothermal facilities are permitted and regulated pursuant to the GOZ. The SSU6 Project is consistent with the requirements of the County's General Plan and zoning standards, which provide general and specific standards to avoid or substantially lessen potential project-level and cumulative impacts. The development of this geothermal and electrical generation project within a geothermal zoning and planned area, cumulatively considered with the projects identified in Section 5.17, would not result in a significant cumulative land use impact. The planned land uses within the region would not significantly be altered nor adversely affected by the development of the SSU6 project and those identified in Section 5.17.

5.8.4 Mitigation Measures

- **Land Use-1:** The project will be designed and built in substantial conformity with the relevant provisions of the County's Geothermal Element and the applicable provisions of the County Code. The Applicant will submit the proposed design criteria to the Compliance Project Manager (CPM) and Imperial County for review and comment prior to project construction. Specifically, the Applicant will provide to the CPM evidence of the project's conformity to the County Land Use Ordinance for the GOZ (Sections 91702 to 91702.2) and the applicable requirements of the Land Use Ordinance, Title 9, Sections 901.06.00 and 91604 related to proximity to the Salton Sea and site preparation.
- **Land Use-2:** Prior to construction of the L-Line Interconnection, the Applicant or IID will obtain and, if necessary, submit a BLM ROW Grant and an amendment to the CDCA to comply with BLM's California Desert Conservation Area Plan (1999) (CDCA) and 43 CFR 2800 and 2880.

  The Applicant or IID will provide to the CPM a copy of the BLM ROW grant and documentation that a Plan Amendment for the CDCA was completed 15-days before L-Line Interconnection construction.

5.8.5 Applicable Laws, Ordinances, Regulations, and Standards

Applicable LORS specifically pertaining to land use and as they relate to the proposed SSU6 Project are summarized in Table 5.8-4 and described below. The CEC is the lead agency for the proposed SSU6 Project; therefore, no other permits would be required. However, the CEC takes into consideration the state and local agency requirements and permits for the SSU6 Project, and would therefore require the Applicant to demonstrate that the proposed project would be consistent with the regulations and requirements.

5.8.5.1 Federal Authorities and Administering Agencies

Department of Interior, Bureau of Land Management, California Desert Conservation Area Plan and Title 43 of the Code of Federal Regulations, Parts 2800 and 2280. The proposed BLM portion of the L-Line Interconnection transmission line corridor would be located within Multiple-Use Class M, BLM jurisdiction of the CDCA. The CDCA Plan requires that new gas, electric, and water transmission facilities and cables for interstate communication may be allowed only within designated corridors. The proposed BLM route would not be located within a designated corridor. Therefore, a Plan amendment would be required, in accordance with Chapter 7 of the CDCA Plan. The Applicant would obtain a CDCA Plan amendment before transmission line construction, if necessary.

Construction, operation, and maintenance of utility lines within BLM jurisdiction requires a BLM ROW grant. A ROW grant is an authorization to use a specific piece of public land for a certain project, such as transmission lines. This is a discretionary action and would require a BLM review of the proposed transmission line under the National Environmental Policy Act (NEPA) requirements. The Applicant expects to coordinate with IID and BLM to ensure that BLM can use the CEC review materials in the NEPA review process. The Applicant would also need to obtain the ROW grant before construction, per mitigation measure Land Use-2.

5.8.5.2 State Authorities and Administering Agencies

California Public Resources Code §25523(a); 20 CCR §§1752, 1752.5, 2300 - 2309, and Chapter 2, Subchapter 5, Appendix B, Part (I) (3) and (4). Require that the Applicant evaluate the compatibility of the proposed project with relevant land use plans. The administering agency for the above is the California Energy Commission. This requirement is met via Section 5.8.5.3, below.

California State Planning Law, Government Code Section 65300 through 65302. Requires each planning agency to prepare and the legislative body of each county and City to adopt a comprehensive general plan for the physical development of the county and City. The general plan shall address seven elements including a land use element.

The administering agency for these state requirements, as it pertains to the SSU6 project, is Imperial County. IID has jurisdiction over transmission lines located outside the plant site. See Title 9, Section 91702.00(c). Conformance is discussed in Section 5.8.5.3.

5.8.5.3 Local Authorities and Administering Agencies

Imperial County General Plan: Land Use and Geothermal/Transmission Elements. The Imperial County General Plan, adopted in 1993, as amended, reflects the values and contains the goals of the

community regarding development. The Plan is general in nature and provides a vision of the future. The General Plan contains an evaluation of existing conditions and provides long-term goals and policies to guide growth and development for the next 15 to 20 years. The General Plan is implemented by the County through its Land Use Ordinance, subdivision ordinance, specific plans, growth management policies, planned development districts, code enforcement, environmental review procedures, and building and housing codes. The site is designated for Heavy Agricultural use.

Of the nine elements of the General Plan, two were applicable for evaluation for land use LORS, specifically the Land Use and Geothermal/Transmission Elements. Other sections of this AFC will address the LORS associated with the other seven elements of the Plan.

The Land Use Element designates the general distribution, location, and extent (including standards for population density and building intensity) of the uses of land for housing, business, industry, agriculture, open space, public facilities, and other categories of public and private uses. The primary purpose of the Land Use Element is to identify the goals, policies, and standards of the General Plan that will guide the physical growth of Imperial County, including the public facilities necessary to support such growth.

The purpose of the Geothermal and Transmission Element is to provide the latest knowledge about local geothermal resources, current development technology, and County, State, and Federal policy regarding the exploration, development, and transmission of geothermal energy. It was last amended in 1998. The Geothermal and Transmission Element is an optional Element of the Imperial County General Plan as permitted by Section 65303 of the California Government Code. The Element provides a framework for review and approval of geothermal projects in the County.

Land Use Element Compatibility. The following General Plan land use standards apply to the plant site:

- **Agricultural Standards:** No land shall be removed from the Agriculture category except for annexation to a city, where needed for use by a public agency, or for geothermal purposes.

  The plant facility and portions of the ancillary facilities are within the Agriculture category (see Figure 5.8-5). However, because the proposed project's primary objective is to generate geothermal power, the requirements of this standard would be met.

- **Industrial Development Standards:** Geothermal plants may be permitted as long as CUP conditions are met, subject to zoning and environmental review.

  Although no CUP is required, implementation of mitigation measure Land Use-1 would ensure that the proposed project would comply with CUP requirements before construction.

- **Recreation/Open Space Standards:** The Recreation/Open Space category includes areas for the conservation and managed production of mineral resources.

  Production Well Pads OB1, OB2, and OB3 will be located within the Recreation/Open Space designation. These well pads, as part of the proposed project, are for the purpose of managed production of resources. The requirements of this standard will be met.

- **Goals and Objectives:**

  Commercial Agriculture. Goal 1: Preserve commercial agriculture as a prime economic force.

This Goal and associated objectives are discussed in Section 5.3, Agriculture and Soils.

Economic Growth. Goal 2: Diversify employment and economic opportunities in the County while preserving agricultural activity.

This Goal and associated objectives are discussed in Section 5.9, Socioeconomics.

Regional Vision. Goal 3: Achieve balanced economic and residential growth while preserving the unique natural, scenic, and agricultural resources of Imperial County.

Objective 3.4 states: Protect/improve the aesthetics of Imperial County and its communities. Please refer to Section 5.12 for further information regarding the potential project-related visual impacts.

Objective 3.6 states: Recognize and coordinate planning activities as applicable with the BLM, and the California Desert Conservation Plan. The proposed project meets this objective as described in Section 5.8.5.1, above.

Industrial Development. Goal 6: Promote orderly industrial development with suitable and adequately distributed industrial land.

Public Facilities. Goal 8: Coordinate local land use planning activities among all local jurisdictions and state and federal agencies.

Objective 8.8 states: Ensure that the siting of future facilities for the transmission of electricity, gas, and telecommunications is compatible with the environment and County regulation. The proposed project will meet this objective through this environmental assessment document and by complying with Land Use-1.

Protection of Environmental Resources. Goal 9: Identify and preserve significant natural, cultural, and community character resources and the County's air and water quality.

Objective 9.1 states: Preserve as open space those lands containing watersheds, aquifer recharge areas, floodplains, important natural resources, sensitive vegetation, wildlife habitats, historic and prehistoric sites, or lands that are subject to seismic hazards and establish compatible minimum lot sizes. Well pads OB1, OB2, and OB3 and associated pipelines are within Recreation/Open Space areas and are conditionally permitted uses within the GOZ. Biology, cultural and historic resources, and seismic hazards are addressed in Sections 5.5, 5.6, and 5.2, respectively.

Objective 9.2 states: Reduce risk and damage from flood hazards by appropriate regulations. Land use mitigation measures Land Use-1 addresses the potential flood hazards. These potential hazards are discussed further in Section 5.2.

Objective 9.5 states: Establish policies and programs for maintaining salinity levels in the Salton Sea that enable it to remain a viable fish and wildlife habitat. Refer to Section 5.5, , for a discussion of potential project impacts on the Salton Sea.

Objective 9.6 states: Incorporate the strategies of the Imperial County Air Quality Attainment Plan (AQAP) in land use planning decisions. The policies stated in the 1991 AQAP include L-1, Planning Compact Communities; L-2 Providing for Mixed Land Use; L-3, Balancing Jobs and Housing; and L-4, Circulation Management. The County will have the opportunity

to incorporate the AQAP strategies for the proposed project during the implementation of Land Use-1 and public comment period for this document.

Objective 9.7 states: Implement a review procedure for land use planning and discretionary project review that includes the Imperial County Air Pollution Control District. This document will be reviewed by the Imperial County Air Pollution Control District. Further information regarding the District's role in the proposed project is discussed in Section 5.1.

Geothermal/Transmission Element Compatibility. The Geothermal/Transmission Element provides standards for development of geothermal facilities, which are described below. In this case, however, the project is subject to review and certification by the CEC, pursuant to the Warren Alquist Act; therefore, those standards that related to procedural requirements (e.g., a CUP or geothermal permit) would not apply. Nevertheless, they are described herein for information. In lieu of a CUP application, the Applicant will consult with the County and provide the information necessary to enable the County to review the project during the CEC review process. Furthermore, implementation of mitigation measure Land Use-1 will enable the County to review project design criteria prior to construction.

The relevant General Plan Geothermal/Transmission Element standards are as follows:

- **Implementation Program and Policies:** Require applications for CUPs and/or zone changes to include, but not be limited to:

  a. A comprehensive project description.

  b. A conceptual scenario for the ultimate development of the anomaly, or how the project will fit into existing scenarios.

  c. A statement of measures to be taken to preserve and protect agricultural land and the environment.

  d. A description of any steps the Applicant may have taken to cooperatively develop the anomaly with other developers and leaseholders as appropriate.

  e. A general description of production and injections plans for the project.

  f. The proposed source of cooling water for the project.

  This information is included in this application for the County's review. Please see Sections 3.0, 5.3, and 5.4.

- **Geothermal Implementation Standards (Land Use):** Land use standards include requirements for application and review of CUPs and related land use requests to assure that geothermal development is conducted in a manner that assures that the location, size, design, and operating characteristics will be compatible with and not materially detrimental to adjacent uses, residents, farm operations, or natural resources.

  General and specific standards include preservation of agricultural operations by minimizing surface land usage for geothermal exploration and facilities, and by avoiding disruption to existing irrigation and drainage patterns; maintaining adequate setbacks from property lines, streets, and in particular, noise sensitive land uses such as residences, schools, and hospitals; avoiding nuisance and unsightly conditions with appropriate limits on hours of operations, light control, and

adequate fencing and landscaping; and establishing proper procedures for system shutdown and site abandonment.

In lieu of a CUP application, the Applicant will consult with the County and provide the information necessary to enable the County to review the project during the CEC review process and prior to construction. Furthermore, implementation of mitigation measure Land Use-1 will enable the County to review project design criteria prior to construction.

Imperial County Land Use Ordinance, Title 9. The Purpose of Title 9, the Land Use Ordinance for the County of Imperial, is to provide comprehensive land use regulations for all unincorporated areas of the County of Imperial. These regulations are adopted to promote and protect the public health, safety, and general welfare through the orderly regulation of land uses throughout the unincorporated areas of the County. The Board of Supervisors of the County of Imperial adopted this Ordinance on November 24, 1998. The administering agency for the above authority is the Imperial County Planning/Building Department.

The current zoning for areas affected by the SSU6 and its associated facilities has been identified in this section. The project is in substantial conformity with the Land Use Ordinance as the project site lies within the County's Geothermal Overlay Zone. Applicable regulations from the Land Use Ordinance are included in Table 5.8-4.

Land Use Permit (Conditional Use Permit). The Imperial County Land Use Ordinance, Division 2, Chapter 3, Section 90203.01 describes a CUP as a permit issues to a landowner allowing a particular use or activity not allowed as a matter of right within a particular zone. A Major CUP (CUP-3) is a permit for a project whose total developed value is greater than $1,000,000.

The proposed project would be located within a GOZ that would require a CUP for geothermal development. In lieu of a CUP application, the Applicant will consult with the County and provide the information necessary to enable the County to review the project during the CEC review process and prior to construction. Furthermore, implementation of mitigation measure Land Use-1 will enable the County to review project design criteria prior to construction.

Encroachment Permit in the Salton Sea. The Imperial County Land Use Ordinance, Division 1, Chapter 6, Section 90106.00 requires a written permit for construction below the minus 220 foot contour along any portion of the Salton Sea. Although the plant site is set back from the southern perimeter of the Salton Sea, this application assumes that the County may determine that this standard would apply to the plant site.

The proposed project would be located at 228 feet below sea level. However, the entire site would be protected from flooding by a berm surrounding the site of suitable height to provide flood protection up to an elevation of at least 220 feet below sea level in accordance with County flood control requirements. The berm will be 10 feet wide at the top, with a 42-foot base. Therefore, the proposed project would comply with this requirement as indicated in mitigation measure Land Use-1.

Development Permit

Imperial County Land Use Code Title 9, Division 16, Chapter 4 identifies development permit requirements for special flood hazard areas. Chapter 3, Section 91603.00 establishes that this ordinance applies to all areas of special flood hazards (including lands located along the Salton Sea and lying at or below the –220 foot elevation contour) within the jurisdiction of Imperial County.

Chapter 4, Section 91604.00 identifies Development Permit requirements for special flood hazard areas. Application for a Development Permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage or materials, drainage facilities; and the project location. Chapter 5, Section 91605.04 establishes that areas of special flood hazard are areas designated as flood-ways. This section requires that all a registered engineer must demonstrate that placed fill will not increase flood levels during an occurrence of base flood levels. The administering agencies for the above authority are the Imperial County Planning/Building Department, Floodplain Administrator.

Although the plant site is set back from the southern perimeter of the Salton Sea, this application assumes that the County may determine that this standard would apply to the plant site. Proposed drainage facilities for storm water runoff and flood overland flow would be submitted for review and approval through the CEC review process, per mitigation measure Land Use-1.

A2 (General Agriculture), Setbacks. The Plant Site, zoned A-2-G, is the only component of the proposed project that includes buildings that must meet set back requirements, per Imperial County Land Use Ordinance, Title 9, Division 5, Chapter 8, 90508.06. Setbacks are established in this section of the County Ordinance for the front, side, and rear yards of all buildings. The project will be developed consistent with the County's GOZ, which provides development standards for such facilities (Title 9, Division 17, Chapter 1, Section 91701 and Title 9, Division 17, Chapter 2, Section 91702.00).

The Plant Site has been designed to incorporate these setback requirements.

A-3 (Heavy Agriculture), Landscaping. There are no landscaping requirements that pertain to the A-3 zone, per Title 9, Division 5, Chapter 16, Section 90509.10.

No landscaping requirements are applicable for the Project Site, unless otherwise required under the CUP requirements.

M-2 (Medium Industrial), Height Limit. Buildings and structures in the M-2 zone shall not exceed six stories or 80 feet high, as required in Title 9, Division 5, Chapter 16, Section 90516.07

The project will be developed consistent with the County's GOZ, which provides development standards for such facilities (Title 9, Division 17, Chapter 1, Section 91701 and Title 9, Division 17, Chapter 2, Sections 91702.01 and 91702.02). Additionally, the OBI-1 well structure, within the M2 zone, would not exceed six stories or 80 feet high, which would be compatible with this zone.

S-1 Open Space/Recreational, Height Limit. As required in Title 9, Division 5, Chapter 18, Section 90518.07, buildings or structures in the S-1 zone shall not exceed 35 feet.

The project will be developed consistent with the County's GOZ, which provides development standards for such facilities (Title 9, Division 17, Chapter 1, Section 91701.01 and Title 9, Division 17, Chapter 2, Sections 91702.01 and 91702.02). The OB1 and OB3 well structures, within the S-1 zone, would not exceed 35 feet high, which would be compatible with this zone.

Geothermal Specific Standards. The following standards found in Title 9, Division 17, Chapter 11, Section 91702.00 would apply to the SSU6 project.

- All geothermal drilling sites including test facilities and ponds shall be as small as possible and in no case larger than 5 acres on farmable land. Exceptions may be considered well-by-well per Title 9, Division 17, Chapter 11, Section 91702.00.

  The proposed production wells have been spread out and well courses defined so as to mitigate the risk of interference with other production wells. The proposed production and injection wells will not be larger than 5 acres.

- Unless specifically waived by the Approving Authority, where legally permissible, the following minimum distances shall be observed in siting a well:

– Outer Boundary of Parcel	100 feet
– Permanent Public Waterway	50 feet
– Public Roads	100 feet
– Residence	300 feet
– School	1320 feet
– Hospital	1320 feet
– Any Other Permanent Structure/Development	300 feet.

The project has been designed to reflect the applicable minimum distances in siting a well. Therefore, all conditions of this standard have been met.

- Production facilities shall, where possible, be located in centralized areas to serve the maximum number of wells. These shall include, but are not limited to, power plants, extraction plants, and separators.

The proposed production facility will be located in a centralized location to serve the maximum number of wells. Additional information is contained in Sections 2.0 and 3.0. The conditions of this standard would be met by the proposed project.

- All electric transmission lines shall be constructed in existing ROWs whenever possible. When planning transmission lines adjacent to public roads, discussions with the responsible road agency shall be held to minimize impacts on existing and future road needs. Power lines outside the project site are under the jurisdiction of the IID.

The proposed transmission line routes incorporate these standards. The proposed transmission line routes will not impact existing or reasonable probable future road needs. IID has retained its jurisdiction to the transmission lines as to design and approval, as noted in the General Plan standards.

Geothermal Drilling Standards. Title 9, Division 17, Chapter 11, Section 91702.01 describes a list of design standards for geothermal drilling sites. These standards include signage, lighting, parking, etc.

The project has been designed in conformance with these requirements. In lieu of a CUP application, the Applicant will consult with the County and provide the information necessary to enable the County to review the project during the CEC review process. Furthermore,

implementation of mitigation measure Land Use-1 will enable the County to review project design criteria prior to construction.

Geothermal Production Standards. Title 9, Division 17, Chapter 11, Section 91702.02 describes production standards applicable to geothermal projects. These standards include requirements for grading, permanent foundations, buildings, structures, and other construction work.

The project has been designed in conformance with these requirements. In lieu of a CUP application, the Applicant will consult with the County and provide the information necessary to enable the County to review the project during the CEC review process. Furthermore, implementation of mitigation measure Land Use-1 will enable the County to review project design criteria prior to construction.

5.8.5.4 Permits Required and Permit Schedule

As previously mentioned, the CEC is the lead agency and permitting authority for the proposed SSU6 Project; therefore, directly applying for applicable discretionary state and local permits would not be required. However, the CEC takes into consideration the state and local agency requirements and permits for the SSU6 Project, and would therefore require the Applicant to demonstrate that the proposed project would comply with the regulations and requirements. Agency contacts for land use-related activities are provided in Table 5.8-5. Permits are summarized in Table 5.8-6.

5.8.5.4.1 BLM Permits and Approvals

- A BLM ROW Grant would be required for construction of the BLM portion of the L-Line Interconnection.
- A CDCA Plan Amendment will be obtained, if necessary prior to construction of the portion of the L-Line Interconnection that would traverse BLM land.

5.8.5.4.2 Imperial County Permits and Approvals

- The Applicant will prepare information required for grading and building permit, and the CEC coordinates review of the information with the County.
- Although applying for a CUP would not be required, CUP requirements would be met by the Applicant before Certification, see Section 5.8.5, and considered by the Commission for inclusion in the Conditions of Certification.
- The Imperial County Land Use Ordinance, Title 9, Division 1, Chapter 6, Section 90106.00 requires a written permit for construction below the minus 220 foot contour along any portion of the Salton Sea. Although the plant site is set back from the southern perimeter of the Salton Sea, this application assumes that the County may determine that this standard would apply to the plant site.
- The conditions for a Development Permit, as established in the Imperial County Land Use Ordinance, Title 9, Division 16, Chapter 4, Section 91604.00, would need to be met before construction or development within any area of special flood hazards (including lands around the Salton Sea and lying at or below the –220 foot elevation contour). Although the plant site is

set back from the southern perimeter of the Salton Sea, this application assumes that the County may determine that this standard would apply to the plant site.

5.8.6 References

BLM (U.S. Department of the Interior, Bureau of Land Management), 1999. BLM Special Edition 1998, Surface Management Status Desert Access Guide, California Desert District Salton Sea.

1999. The California Desert Conservation Area Plan 1980, as amended, March 1999.

Cabanilla, Richard, 2002. Geothermal Planner, Imperial County Planning Department, telephone communication with K. Ellis (URS Corp.).

Imperial County, 1996. Imperial County General Plan, adopted 1993, updated 1996.

1981. Final Salton Sea Anomaly Master Environmental Impact Report and Magma Power Plan #3 (49 MW) Environmental Impact Report Volume 1, December 1981.

Land Use Ordinance. Adopted November 24, 1998.

Pelizza, Silvia, 2002. United States Fish and Wildlife Service, Sonny Bono National Wildlife Refuge, telephone communication with K. Ellis (URS Corp.).

Self, Linda, 2002. Realty Specialist, El Centro Office, Bureau of Land Management, telephone communication with K. Ellis (URS Corp.).

Table 5.8-1
KNOWN GEOTHERMAL RESOURCE AREAS AND GEOTHERMAL OVERLAY ZONES IN IMPERIAL COUNTY

KGRA	Acreage of KGRA	Acreage of GOZ[1]
Salton Sea	102,887	111,444
North Brawley	28,885	14,000
South Brawley	12,640	15,000
East Brawley	70,211	----
Heber	58,568	7,000
East Mesa	38,365	---
Westmorland	3,200	---
Glamis	25,505	---
Dunes	7,680	---
Total	**347,941**	**147,444**

[1]GOZ: Geothermal Overlay Zone is the area where geothermal production is conditionally permitted in Imperial County

Table 5.8-2
ZONING DESIGNATIONS WITHIN THE PROJECT STUDY AREA
(1 MILE OF PLANT SITE AND 0.5 MILES OF LINEARS)

Project Component	Jurisdiction	Zoning Designation
Plant Site and Water Supply Line	County of Imperial	Heavy Agriculture, Geothermal Overlay Zone (A-3-G) Open Space/Recreational, Geothermal Overlay Zone (S-1-G) Medium Industrial Area, Geothermal Overlay Zone (M-2-G)
Transmission Lines		
L-Line Interconnection Transmission Line	County of Imperial	♦ Heavy Agriculture, Geothermal Overlay Zone (A-3-G) ♦ Open Space/Recreational, Geothermal Overlay Zone (S-1-G) ♦ Heavy Agriculture (A-3) ♦ General Agriculture (A-2) ♦ General Agricultural Rural (A-2-R) ♦ Government/Special Use (GS)
	BLM	*BLM-Portion:* N/A, BLM does not have zoning
IID Midway Interconnection Transmission Line	County of Imperial	Heavy Agriculture, Geothermal Overlay Zone (A-3-G) Open Space/Recreational, Geothermal Overlay Zone (S-1-G) Medium Industrial Area, Geothermal Overlay Zone (M-2-G) General Agricultural Rural, Geothermal Overlay Zone (A-2-R-G) General Agricultural Area, Gas Overlay Zone (A-2-G) Heavy Agriculture Area (A-3) General Agricultural Rural (A-2-R)
Well Pads	County of Imperial	Heavy Agriculture, Geothermal Overlay Zone (A-3-G) Open Space/Recreational, Geothermal Overlay Zone (S-1-G) Medium Industrial Area, Geothermal Overlay Zone (M-2-G)
Production and Injection Pipelines	County of Imperial	Heavy Agriculture, Geothermal Overlay Zone (A-3-G) Open Space/Recreational, Geothermal Overlay Zone (S-1-G) Medium Industrial Area, Geothermal Overlay Zone (M-2-G)

Table 5.8-3
DISCRETIONARY REVIEWS PERFORMED WITHIN THE PAST 18 MONTHS
(IMPERIAL COUNTY)

Applicant	APN (S)	Date Issued	Project Description
Rio Tel	014-011-01-01	7/3/00	Communication Tower
Nextel Communications	052-690-11-01	7/10/00	Communication Tower
Rio Tel	001-190-42-01	7/10/00	Tower
Rio Tel	021-040-28,29-01	7/10/00	Tower
Rio Tel	056-210-54,55-01	7/10/00	Tower
SBA Incorporated	056-460-27-01	7/21/00	Communication Tower
Aggregate Projects, Inc.	044-500-76-01	7/26/00	Mining
Rio-Tel	022-152-01-01	7/31/00	Telecommunication Tower
SBA INC	045-340-29-01	8/09/00	Telecommunication Tower
Rio-Tel	045-590-14-01	8/10/00	Telecommunication Tower
SBA INC	058-180-04-01	8/15/00	Telecommunication Tower
KVYE TV	039-180-29-01	8/31/00	Telecommunication Tower
SBA	052-500-08-01	9/5/00	Telecommunication Tower
SBA	054-030-59-01	9/5/00	Telecommunication Tower
Rio-Tel	044-530-11-01	9/5/00	Telecommunication Tower
Nextel Communications	052-130-19-01	9/22/00	Monopole Tower
Martha F. Mendez	044-590-22-01	10/4/00	Second Dwelling
AT&T	039-120-31-01	11/08/00	Regeneration Site
AT&T	006-170-32-01	11/08/00	Regeneration Site
AT&T	033-600-37-01	11/08/00	Regeneration Site
Patricia Rose	033-402-26-01	11/13/00	Water Well
Edward Geisinger	050-110-25-01	11/29/00	Water Well
360 Networks (USA), Inc.	050-120-37-01	12/01/00	Fiber Optic Facility
360 Networks (USA), Inc.	033-620-01-01	12/01/00	Fiber Optic Facility
Duggins Construction Inc.	044-500-62-01	12/13/00	Equip Storage Building
Lopez Sergio & Maria	050-2112-11-01	12/20/00	Second Dwelling
Rio Tel	018-230-53-01	12/22/00	Telecommunication Tower
Rio Tel	039-310-28-01	12/22/00	Telecommunication Tower
Rio Tel	052-170-34-01	12/22/00	Telecommunication Tower
Rio Tel	051-370-28-01	12/22/00	Telecommunication Tower
Rio Tel	019-070-52-01	12/22/00	Telecommunication Tower
Rio Tel	056-180-09-01	01/05/01	Telecommunication Tower
Hector & Maria Caro	054-210-04-01	01/10/01	Truck & Trailer Storage
Rio Tel	059-260-16-01	01/16/01	Telecommunication Tower
Rio Tel	056-282-39-01	01/19/01	Telecommunication Tower
Art Scott	021-010-08-01	01/30/01	Remodel the duck club

Table 5.8-3 (continued)
DISCRETIONARY REVIEWS PERFORMED WITHIN THE PAST 18 MONTHS
(IMPERIAL COUNTY)

Applicant	APN (S)	Date Issued	Project Description
American Tower Corp	034-150-31-01	01/31/01	Telecommunication Tower
Rio Tel	041-200-17-01	02/02/01	Telecommunication Tower
Rio Tel	030-090-01-01	02/02/01	Telecommunication Tower
Rio Tel	051-250-11-01	02/15/01	Telecommunication Tower
Tom R. Walker	033-404-04-01	02/15/01	Water Well
American Tower Corp	039-120-16-01	03/01/01	Telecommunication Tower
American Tower Corp	05/-101-03-01	03/01/01	Telecommunication Tower
American Tower Corp	006-140-21-01	03/01/01	Telecommunication Tower
Nextel Comm	052-710-23-01	03/06/01	Monopole
June Williams	054-090-17-01	03/06/01	Second Dwelling
Nextel Communication	059-200-04-01	03/19/01	Telecommunication Tower
Nextel Communication	024-260-32-01	04/02/01	Telecommunication Tower
Winterhaven Water Dist	056-291-05-01	04/05/01	Drill Potable Well
McFarland Family Ltd Partnership	044-030-03-(08)-01	04/11/01	Surface Mine for Native Clay & Silt Soils
Jose Juan & Alma Ocano	038-190-14-01	04/12/01	Cellular Communications Co-locate
Jose Juan & Alma Ocano	038-190-14-01	04/12/01	AG Trucking
Timothy Rolland	043-110-42-01	04/26/01	Second Dwelling
Co. of Imperial	054-230-48-01	04/23/01	Second Dwelling
American Tower Corp.	006-190-32-01	05/03/01	150' Tower
Mary Munoz	056-070-46-01	05/07/01	Telecommunication Tower Co-location
Damco Inc.	050-050-09-01	05/24/01	Water Well
Sylvia Verdugo	051-221-16-01	06/05/01	Day Care Facility
Laura McFarland	044-030-07-01	06/20/01	Revision to Cup 25376 Telecom Adelphia
Rio Tel	039-130-06-01	06/27/01	Telecomm Tower
American Tower Corp.	039-160-09-01	07/02/01	Telecommunication Tower
Martha Ortega	059-020-19-01	07/03/01	Parking Lot for Cars/Trucks
SBA, Inc.	033-460-21-01	07/06/01	Co-location on Telecommunication Tower
Juan Alvarez	051-212-20-01	07/11/01	Build a Church/Mission
Rio Tel	055-380-41-01	07/12/01	Telecommunication Tower
Dolores Diaz	054-430-36-01	07/23/01	Second Dwelling
Carolyn Wallace	050-150-16-01	08/06/01	Water Well
Manlio Moreno	059-200-04-01	08/13/01	Metal Building
Quintana, Mariano	044-490-30-01	08/14/01	Second Dwelling
Nextel Communications	059-109-17-01	08/27/01	Monopole
Juan R. & Bertha Cuevas	044-500-70-01	08/27/01	Second Dwelling
Thomas & Rosemarie Gaddis	054-380-11-01	08/27/01	Second Dwelling
American Tower	054-230-48-01	09/17/01	Telecommunication Colocation

Table 5.8-3 (continued)
DISCRETIONARY REVIEWS PERFORMED WITHIN THE PAST 18 MONTHS
(IMPERIAL COUNTY)

Applicant	APN (S)	Date Issued	Project Description
SBA Inc.	048-020-30-01	10/02/01	Telecommunication Colocation
Robert Scott	033-600-30-01	11/1/01	Water Well
Rio Tel	034-360-26-01	11/13/01	Telecommunication Tower
Entravision Communications Co.	040-350-27-01	12/05/01	Tower Colocation
Hanson Broadcasting	59-190-17-01	12/05/01	Tower Colocation
Irby Construction	052-201-03-06-01 052-202-03-01	12/14/01	Temp (<180 days) const yd, utility const equip parking, staging areas and show up only
Kuo Shu Huang	036-210-28-01	01/14/02	Installation for cold storage facility
Environmental Recovery Solution	002-020-35-01	01/16/02	Temporary structure, mobile office and storage
Desert Valley Company	019-100-04-01	01/16/02	Increase disposal rate to 300 tons per day
Jack Hooper	034-070-13-01	01/23/02	To weigh and adjust produce trucks
IC Public Works Dept	033-250-67-01	01/03/00	Minor Subdivision
Ferguson	045-020-10-01		Minor Subdivision
Paden, Thomas & Shealy	044-550-09-01	12/07/99	Minor Subdivision
Sunrise Citrus Inc.	025-260-45-01	02/05/00	Minor Subdivision
Allegretti & Co	018-170-10-01	01/25/00	Subdivide 2 parcels
Geoffrey & Joan Moore	048-230-31-01	03/14/00	Minor Subdivision
Childers Tommy & Coantha	052-041-33-01	03/31/00	Subdivide 2 parcels
Hotka, Nick	036-170-09-01	Unknown	Minor Subdivision
Hotka, Nick	040-180-10-01	Unknown	Minor Subdivision
Fifield, Harold	041-020-06-01	06/06/00	Minor Subdivision
Ash, Catalina, L	055-041-10-01	06/02/00	Minor Subdivision
Crittendon, David and Patsy	045-440-39-01	05/02/00	Subdivide 2 parcels
Childers, Carol	051-360-17-01	Unknown	Minor Subdivision
James D Walker/Ashton Family Part	036-020-21-01 036-020-22-01	06/01/00	Subdivide 2 parcels
Craig Elmore	039-120-16-01	Unknown	Minor Subdivision
Craig Elmore	038-240-08-01	Unknown	Minor Subdivision
Craig Elmore	038-250-01-01	Unknown	Minor Subdivision
Co of Imperial	054-230-48-01	Unknown	Minor Subdivision
Williams Communications	021-290-12-01 021-290-22-01	05/31/00	Minor Subdivision
R&R Land and Cattle	036-180-16-01 036-180-17-01	Unknown	Unknown
Rutherford, Steven P and Maxine	040-030-15-01 040-030-16-01	Unknown	Unknown

Table 5.8-3 (continued)
DISCRETIONARY REVIEWS PERFORMED WITHIN THE PAST 18 MONTHS
(IMPERIAL COUNTY)

Name	Date Received	Date Accepted	Date of Hearing	Completion Date	Location/APN
El Centro					
Wild Flower	05/28/99	Unknown	09/27/01	Unknown	El Centro 052-270-18-01
Buena Vista Park Subdiv	11/03/00	11/03/00	Waiting for EC	Waiting for EC	El Centro 054-370-01-01 054-380-02-01
Sunset Mutual Water Co	11/19/01	Unknown	Unknown	Unknown	El Centro 052-040-06-01
EC Mall Fuscoe Engineering	mid January	Unknown	Unknown	Unknown	Dagwood and Chia
Westmorland					
Joe F. Torix	08/24/56	Unknown	09/20/56	Unknown	Westmorland
William Ennis		Unknown	06/06/68	Unknown	E of N of Forrester
William Ennis		Unknown	07/19/71	Unknown	E of N of Forrester
William Ennis	02/03/75	Unknown	Unknown	Unknown	N of 7th street
Richard Ashurst		Unknown	Unknown	Unknown	S of Highway 86 036-030-01-01
Frank Lyall		Unknown	05/19/75	Unknown	
Fred Fox	08/15/85	Unknown	01/05/76	Unknown	Center St and 1st St 001-350-21-01
Ralph Morales	03/23/81	Unknown	06/03/81	Unknown	985 & 987 1st Rds 035-451-09-01
Bill McCombs	07/27/81	Unknown	11/18/81	Unknown	NE Cor of Martin Rd & 7 035-231-03-01
James Meyers	01/26/82	Unknown	Unknown	Unknown	N 7th Street
Campesinos	06/02/83	Unknown	02/15/84	Unknown	N 7th Street 035-221-12-01
City of Westmorland	05/07/94	Unknown	05/26/94	Unknown	8th Street
Richard Ashurst	03/17/00	03/17/00	04/27/00	04/27/00	Westmorland 354-201-30-01
City of Westmorland	01/17/02	Unknown	Unknown	Unknown	5295 Martin Rd 035-050-19-01
Imperial					
Thomas Deau & Mary Ann Ludow	05/22/99	Unknown	Unknown	Unknown	Imperial 043-100-38-01
Vista Del Sol Home Park	07/20/99	07/20/99	8/26/99	8/26/99	Imperial 445-500-09-01
Millennium Land Grp	8/7/00			Withdrawn	044-200-50-01 044-200-51-01

Table 5.8-3 (continued)
DISCRETIONARY REVIEWS PERFORMED WITHIN THE PAST 18 MONTHS
(IMPERIAL COUNTY)

Name	Date Received	Date Accepted	Date of Hearing	Completion Date	Location/APN
David Lara Annex	3/19/01	3/19/01	4/26/01	4/26/01	2365 Myrtle Rd 043-431-06,12,13-01
Worthington Ranches Ltd annexation	08/06/01	Unknown	Unknown	Unknown	Austin and Brewer
Calexico					
Tierra Associates	9/26/97	10/22/97	11/16/00	Unknown	Des Hot Sprg 059-180-28-01
Calexico Int. Center	02/01/99	Unknown	Unknown	Unknown	059-010-01-01
Water Treatment Plant	01/08/00	01/08/00	09/28/00	09/28/00	Along Cole Rd near Hwy 111 to Bowker Rd
Ernest McCormack	1/22/01	2/14/01	Waiting for Clx	Waiting for Clx	Hwy 98 058-180-09-01
City of Calexico (La Jolla subdiv)	03/05/01	03/10/01	Unknown	Unknown	059-010-08,09,32-01
Phil Heald	03/05/01	03/10/01	Unknown	Unknown	E Cole & Kloke Rd (SE area) 058-010-01-10,51,52-01
Bravo Ranch, Ltd	03/05/01	03/20/01	Unknown	Unknown	Tract 42 T17S, R15E 059-180-25-01
Brawley					
So. Brawley	12/14/87	01/27/88	03/02/88	06/08/88	SW Brl Lmts 048-240-05-01
Sphere of influence	04/26/88	05/24/88	08/17/88	08/22/88	ARND Permit of Brawley
Sphere of influence	02/29/88	05/02/88	08/17/88	08/22/88	
Lewis Homes	02/28/89	03/03/89	05/03/89	07/28/89	Adj & N of River 046-030-15-01
City of Brawley	02/26/00	05/14/90	07/12/90	11/21/90	Btw Hwy 86/Dgwd 048-250-58-01
City of Brawley	04/25/95	11/16/95	11/16/95	02/07/96	POE Colonial
Los Alamitos/ Luckey Ranch	06/06/95		09/28/00	09/28/00	Shank Road
John Benson	10/07/96	11/21/96	11/21/96	04/14/97	Brawley 040-130-07-01
City of Brawley SAP & SOI	N/A	N/A	09/28/00	09/28/00	N/A

Table 5.8-4
SUMMARY OF LAND USE LAWS, ORDINANCES, REGULATIONS, AND STANDARDS

Jurisdiction	LORS	Requirements	Conformance Section	Administering Agency	Agency Contact
Section 5.8 Land Use					
Federal					
	U.S. Department of the Interior, Bureau of Land Management, 1999 *California Desert Conservation Area Plan, as amended, Energy Production and Utility Corridors Element*	Compliance with applicable goals, policies, and development standards.	5.8.5.1	BLM	1
	U.S. Department of the Interior, Bureau of Land Management, 1999 *California Desert Conservation Area Plan, as amended*	New gas, electric, and water transmission facilities and cables for interstate communication may be allowed only within designated corridors. NEPA requirements will be met.	5.8.5.1	BLM	1
	BLM ROW Grant, 43CFR 2800 and 2880	Authorization to use BLM land.	5.8.5.1	BLM	1
State					
	Cal. Pub. Res. Code § 25523(a); 20 CCR §§ 1752, 1752.5, 2300 – 2309, and Chapter 2, Subchapter 5, Appendix B, Part (I)(3) and (4).	Evaluate compatibility of the proposed project with relevant land use plans.	5.8.5.3	CEC	NA
	California State Planning Law, Government Code Section 65300 through 65302	Requires each City and County to adopt a comprehensive, general plan for the physical development of the county or city. Requirements identify contents of general plan. The County of Imperial has adopted a General Plan. No project action is required.	5.8.5.3	Imperial County Planning Department	2
Local					
	Imperial County General Plan	Comply with applicable land use provisions.	5.8.5.3	Imperial County Planning & Building Department	2
	Imperial County General Plan, *Land Use Element, Agricultural Standards*	No land shall be removed from the Agriculture category except for annexation to a city, where needed for use by a public agency, or for geothermal purposes.	5.8.5.3	Imperial County Planning & Building Department	2
	Imperial County General Plan, *Land Use Element, Industrial Development Standards*	Geothermal plants may be permitted with a CUP subject to zoning and environmental review.	5.8.5.3	Imperial County Planning & Building Department	2
	Imperial County General Plan, *Land Use Element, Recreation/Open Space Standards*	Uses include areas designated for the managed production of natural resources.	5.8.5.3	Imperial County Planning & Building Department	2

Table 5.8-4 (continued)
SUMMARY OF LAND USE LAWS, ORDINANCES, REGULATIONS AND STANDARDS

Jurisdiction	LORS	Requirements	Conformance Section	Administering Agency	Agency Contact
Section 5.8 Land Use					
	Imperial County General Plan, *Geothermal/Transmission Element, Implementation Program and Policies*	County requirements for CUP applications.	5.8.5.3	Imperial County Planning & Building Department	2
	Imperial County General Plan, *Geothermal/Transmission Element, Geothermal Implementation Standards (Land Use)*	Require application and review of CUPs and related land use requests to assure that geothermal development, including location, size, design, and operating characteristics will be compatible with and not materially detrimental to adjacent uses, residents, farm operations, or natural resources.	5.8.5.3	Imperial County Planning & Building Department	2
	Imperial County Land Use Ordinance	Compliance with applicable policies, development standards, and specific zoning requirements.	5.8.5.3	Imperial County Planning & Building Department	2
	Imperial County Land Use Ordinance, Title 9, Division 1, Chapter 6, Section 90106.00	Construction below the minus 220 foot contour prohibited without a permit	5.8.5.3	Imperial County Planning & Building Department	2
	Imperial County Land Use Ordinance, Title 9, Division 2, Chapter 3, Section 90203.01	A CUP is required if a particular use or activity is not allowed as a matter of right within a particular zone. A Major CUP (CUP-3) shall be used for a project whose total developed value is greater than $1,000,000.	5.8.5.3	Imperial County Planning & Building Department	2
	Imperial County Land Use Ordinance, Title 9, Division 5, Chapter 8, Section 90508.06	Yard setback requirements are established in this section for the A-2-G zone.	5.8.5.3	Imperial County Planning & Building Department	
	Imperial County Land Use Ordinance, Title 9, Division 5, Chapter 16, Section 90509.10	No landscaping requirements pertain to the A-3 zone.	5.8.5.3	Imperial County Planning & Building Department	2
	Imperial County Land Use Ordinance, Title 9, Division 5, Chapter 16, Section 90516.07	Buildings and structures in the M-2 zone shall not exceed six stories or 80 feet in height.	5.8.5.3	Imperial County Planning & Building Department	2
	Imperial County Land Use Ordinance, Title 9, Division 5, Chapter 16, Section 90518.07	Buildings and structures in the S-1 zone shall not exceed 35 feet.	5.8.5.3	Imperial County Planning & Building Department	2
	Imperial County Land Use Ordinance, Title 9, Division 16, Chapter 4, Section 91604.00	A Development Permit shall be obtained before construction or development begins within any area of special flood hazards.	5.8.5.3	Imperial County Planning & Building Department	2

Table 5.8-4 (continued)
SUMMARY OF LAND USE LAWS, ORDINANCES, REGULATIONS AND STANDARDS

Jurisdiction	LORS	Requirements	Conformance Section	Administering Agency	Agency Contact
Section 5.8 Land Use					
	Imperial County Land Use Ordinance, Title 9, Division 17, Chapter 11, Section 91702.00	All geothermal drilling sites including test facilities and ponds shall be as small as possible and in no case larger than 5 acres on farmable land. Exceptions may be considered well-by-well.	5.8.5.3	Imperial County Planning & Building Department	2
	Imperial County Land Use Ordinance, Title 9, Division 17, Chapter 11, Section 91702.00	Unless specifically waived by the Approving Authority, where legally permissible, the following minimum distances shall be observed in siting a well: Outer Boundary of Parcel: 100 feet Permanent Public Waterway: 50 feet Public Roads: 100 feet Residence: 300 feet School: 1320 feet Hospital: 1320 feet Any Other Permanent Structure/ Development: 300 feet.	5.8.5.3	Imperial County Planning & Building Department	2
	Imperial County Land Use Ordinance, Title 9, Division 17, Chapter 11, Section 91702.00	All electric transmission lines shall be constructed in existing rights-of-way whenever possible.	5.8.5.3	Imperial County Planning & Building Department	2
	Imperial County Land Use Ordinance, Title 9, Division 17, Chapter 11, Section 91702.01	Geothermal drilling standards are addressed in this section and include topics such as signage, fencing, parking, lighting, etc.	5.8.5.3	Imperial County Planning & Building Department	2
	Imperial County Land Use Ordinance, Title 9, Division 17, Chapter 11, Section 91702.02	These standards include requirements for grading, permanent foundations, buildings, structures, and other construction work.	5.8.5.3	Imperial County Planning & Building Department	2

Table 5.8-5
AGENCY CONTACT LIST FOR LAND USE
LAWS, ORDINANCES, REGULATIONS, AND STANDARDS

Federal					
1	Linda Self, Realty Specialist 760-337-4400 Bureau of Land Management El Centro Field Office 1661 S. 4th St. El Centro, CA 92243				
State					
NA					
Local					
2	Richard Cabanilla, Geothermal Planner 760-482-4313 Imperial County Planning & Building Department 940 W. Main St., Suite 101 El Centro, CA 92243				

Table 5.8-6
REQUIRED PERMITS

Issuing Agency	Type of Permit Required
BLM	ROW Grant
	CDCA Plan Amendment
Imperial County	Grading Permit, Building Permit, and Certificate of Occupancy requirements will be met.
	Conditional Use Permit Requirements to be met
	Salton Sea Encroachment Permit Requirements to be met
	Development Permit Requirements to be met